

**CLERMONT COUNTY PLANNING COMMISSION
EIGHTH REGULAR MEETING
August 26, 2008**

The Eighth Regular Meeting of the Clermont County Planning Commission was held on Tuesday, August 26, 2008 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Mr. Fischer, Mr. Freeman, Mr. Hoffman, Mr. Johns, Mr. Rouster, Mr. Schultz, Mr. Thomson, and Mr. Turton.

APPROVAL OF MINUTES:

Chairman Schultz asked if there were any questions, additions or corrections to the July Minutes that had been mailed to the members prior to the meeting. A motion to approve the July Meeting Minutes was made by Mr. Thomson, seconded by Mr. Hoffman, and carried unanimously.

Chairman Schultz asked if there were any questions, additions or corrections to the July Work Session Minutes that had been mailed to the members prior to the meeting. A motion to approve the July Work Session Meeting Minutes was made by Mr. Hoffman, seconded by Mr. Johns and carried unanimously.

NEW BUSINESS

September Work Session

The September Work Session will be held at Permit Central on September 10, 2008. The topic of discussion is Comprehensive Plan - Capital Improvements.

STAFF REPORT ON SUBDIVISION CASES

<u>Mt. Carmel Heights</u>	<u>Replat</u>	<u>Union Township</u>
5:05 p.m.		

Ms. Celsor presented the Staff Report for this Replat. Staff's recommendation was for approval of the proposed plan.

James Ahern, applicant, was present for this case.

Following short discussion, Mr. Turton moved that the Planning Commission **approve** the Replat for Mt. Carmel Heights Subdivision, per staff's recommendation, seconded by Mr. Rouster and carried unanimously.

STAFF REPORT ON ZONING CASES

Tate Twp. Zoning Case 909GE

Trinket E. Donahue

5:10 p.m.

Ms. Celsor presented the Staff Report for this zoning request. Staff's recommendation was for approval of the proposed request.

Trinket Donahue, applicant, and George Eckert, Tate Township Zoning, were present for this case.

Following short discussion, Mr. Hoffman moved that the Planning Commission recommend to Tate Township **approval** of Tate Township Zoning Case 909GE, per staff's recommendation, seconded by Mr. Thomson, and carried unanimously.

Union Twp. Zoning Case 5-08-Z

Charles J. Kubicki, LLC

5:15 p.m.

Mr. Hoffman left the meeting at this time.

Ms. Celsor presented the Staff Report for this zoning request. Staff's recommendation was for denial of the proposed request for reasons as listed in staff's report.

Angelo Santoro, Santoro Engineering Company, was present for this case.

Craig Stephenson, Clermont County Engineers Office, addressed the access issues presented by staff and Heath Wilson, Clermont County Sewer & Water District, addressed the sanitary sewer issues.

Ms. Celsor stated that with additional information provided subsequent to the issuance of the staff report, and based upon the testimony given tonight by Mr. Stephenson and Mr. Wilson, staff would now recommend approval of the proposed rezoning request.

Following discussion, Mr. Johns moved that the Planning Commission recommend to Union Township **approval** of Union Township Zoning Case 5-08-Z, per staff's revised recommendation, seconded by Mr. Turton, and carried unanimously.

OLD BUSINESS/NEW BUSINESS AND COMMITTEE REPORTS

Subdivision Regulations Committee

No report at this time.

Community Advisory Committee

No report at this time.

Thoroughfare Plan Technical Advisory Committee

No report at this time.

As there was no further business brought before the Planning Commission, the meeting was adjourned.

Karl Schultz, Chairman

Douglas W. Thomson, Vice Chairman